



ENGINEERING TECHNOLOGY INC.

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SURVEYING
LAND PLANNING
CIVIL ENGINEERING
ENVIRONMENTAL STUDIES

September 17, 1990

W.O. #3697-010

Bureau of Engineering
Land Development and Mapping Division
Room 705, Los Angeles City Hall
200 North Spring Street
Los Angeles, CA 90012
Attention: Mr. LaGronie Wyatt

Re: Vacation No. E1400228/1501 Ocean Front Walk

Dear Mr. Wyatt:

The enclosed copy of a letter to Councilwoman Galanter's office is for your review. Subsequent to my letter to you dated August 22, 1990, we have (at the request of the Council Office) created and submitted language regarding arcade locations, street width designations, arcade design and allowable heights and densities for the Council Office and Planning staff to review and incorporate into the Venice Specific Plan Ordinance.

Section 2 -- Arcade, Street Width and Designations deals specifically with the issues we have discussed such as redesignating the streets adjacent to the proposed project which will, in turn, allow for the approval of the requested street vacation.

Since this language is intended to result in the Venice Specific Plan Ordinance containing language satisfactory to your office and allowing for the vacation to be approved, we (along with Jim Bickhart of Councilwoman Galanter's office) will await your feed back -- suggestions, comments, etc. -- before proceeding with the submittal of this language to the Planning Department staff.

Once we have finalized the language, we will request a letter from the Council Office to you acknowledging that the language has been submitted to Planning staff and the redesignation of the adjacent streets, or portions thereof, is being considered. It is our understanding that, at that time, the vacation can proceed conditional upon the redesignations being adopted by Council as part of the Specific Plan.

Bureau of Engineering
Attn: Mr. LaGronie Wyatt

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Thank you very much for your time and consideration, and please feel free to call me with any questions or comments.

Very truly yours,



Al Lyons
Project Manager

Enclosure

AL:af

cc: Nancy Burke, City Planning
Jim Bickhart, Council Office

VENICE HISTORICAL SOCIETY

September 18, 1990

Councilwoman Galanter
200 North Spring Street
Room 239
Los Angeles, California 90012

Attention: Jim Bickhart

RE: Proposed Guidelines for the Venice Historical Arcade Area

Dear Councilwoman Galanter:

The following is an initial draft of Proposed Guidelines for the Venice Historical Arcade Area which we feel would be appropriate to include in the Draft L.U.P. and L.I.P. currently being considered by the L.A. City Planning Department. We feel that more specific protective guidelines are essential to the preservation and restoration of this area of Venice.

The vision that Venice's original developer, Abbot Kinney, imported to this Southern California seaside resort in 1905 was rather ambitious. In the early years, Venice was full of tourists, amusements, and recreational activity supported by a richly interwoven urban architecture. Today, although Venice and particularly its Ocean Front Walk are still a vibrant scene of visitors and activity, there remain only scattered fragments of the original architecture. However, even the few remaining original buildings, some in much disrepair, still seem to be richer and more successful both aesthetically and urbanistically than any of the newer projects.

Windward Avenue was and is the center of Venice. It deserves a more noble appearance; one that Venice would be proud to share with the countless tourists and beachgoers that visit from all over the world.

Architectural diversity is an important aspect of Venice. This should continue to be encouraged, but at the same time the order and strength of the arcade as a unifying element within the center of the diverse fabric of Venice is both appropriate and pleasing. The arcade also provides climactic protection to the pedestrian. Although rare in the United States, these covered sidewalks are found in many parts of the world and, in particular, Venice, Italy, the source of architectural inspiration for Windward Avenue. We are fortunate in our

Post Office Box 2012, Venice, California 90294

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community to still have enough left of the arcade to initiate planning measures that would require preservation of the already existing arcaded buildings which are historically an integral part of Venice and encourage the gradual reconstruction of the arcade in areas in which it has been demolished.

The scale of Windward Avenue is another important aspect of this area of Venice. Windward Avenue, measuring 85 feet across, is one of Venice's widest streets. It was originally designed to accommodate buildings ranging in height from approximately 49 feet to 62 feet. These buildings had many stylistic variations and roof treatments such as ornamental parapets, gabled roofs, spires, sloped tile roofs, etc., but they all had the consistent arcade and cornice and entablature just above the arcade. To ensure the proper and consistent reconstruction of the arcades, we would be more than happy to provide the City with scaled drawings showing the original arcade, vault, column shaft, base, and capital, and cornice and entablature. More importantly, however, we feel the larger issues covered in the enclosed Proposal first need to be reviewed, discussed, and modified as seems appropriate, and finally adopted as part of the L.U.P. and L.I.P. if we are to save this valuable part of Venice's architectural heritage.

Thank you in advance for your consideration. Please feel free to call Marc Appleton at 213-399-9386 if you have any questions.


Sincerely,



Betsy Goldman
President, Venice Historical Society, on behalf
of the Venice Historical Society Board



Marc Appleton, A.I.A.
Architect, Member, Venice Historical Society



Lewin Wertheimer, Architect

Enclosures

cc: Nancy Burke, City Planning
LaGronie Wyatt, Bureau of Engineering

The following material should be incorporated into the Land Use and Implementation Plans (L.U.P. and L.I.P.) for Venice:

Proposed Guidelines for the Venice Historical Arcade Area

Article I

Goal: To maintain and preserve the historical arcade area of Venice and to require new developments to restore or replicate the arcade if they fall within the historical arcade locations as designated on Exhibit "A".

Implementation:

1. ARCADE LOCATIONS:

New Arcade Locations: New projects within the area delineated on Exhibit "A", upon application for any change in use or improvements requiring a building permit shall be required to reconstruct an arcade consistent in design and location with the original arcaded buildings shown on Exhibits "A" and "B".

Historically, in all cases the upper stories of the original arcaded buildings extended out over the sidewalk and arcade.

For existing arcade properties or projects proposing to reconstruct the arcade, the City of Los Angeles shall vacate the air rights above the arcade, the column and column base areas at grade, and the subterranean rights immediately below the arcade. Sidewalks under arcades shall remain open public right of way at all times. (Refer to Exhibit "B".)

To ensure that these vacations are coordinated with applicable utility companies, the City's Bureau of Engineering, and other City departments having jurisdiction in the area, a formal street vacation application shall be filed with the City during preliminary planning stages. The arcade locations are as follows (see map Exhibit "A"):

- o Market Street: South side between Pacific Avenue and Ocean Front Walk in line with existing columns and arcade widths.

- o Ocean Front Walk: East side between Horizon Avenue and 17th Avenue with exterior, west-facing side of column base in line with property line and majority of existing buildings just north of Horizon on east side of Ocean Front Walk. (This excludes "dog leg" portion of property at 17th Avenue and Ocean Front Walk which extends further west than property lines to the north of Horizon Avenue and aligns, and should continue to align, with property lines south of 17th Avenue on the east side of Ocean Front Walk.
- o Windward Avenue: North side of Windward Avenue from Royal Court to Ocean Front Walk in line with existing columns. South side of Windward Avenue from Pacific Avenue to Ocean Front Walk in line with existing columns.
- o Pacific Avenue: East side between Market Street and Windward Avenue in line with existing conforming columns and arcade widths. (See Exhibit "B".)
- o Speedway, Zephyr Court, and Windward Court: These alleys shall remain designated as 20 feet wide with no encroachments allowed other than those permitted by current applicable building and zoning codes.

2. ARCADE STREET WIDTHS AND DESIGNATIONS:

Market Street: Market Street from Pacific to Ocean Front Walk shall be designated as 45 feet wide from property line to property line, with the arcade permitted to extend into the 45 foot width on the south side per Exhibit "C".

The portion of Market Street located between Speedway and Ocean Front Walk shall be designated as pedestrian with a minimum clearance of 28 feet required, allowing access only for emergency vehicles and for vehicles servicing or accessing on-site parking at properties along this portion of Market Street. Vehicular access to these properties shall be allowed along this portion of Market Street only within 70 feet from western property line along Speedway.

Ocean Front Walk: Ocean Front Walk shall be designated as a pedestrian street with minimum emergency vehicle clearance of 28 feet required. Arcades shall be permitted to extend into the designated street on the east side per Exhibit "C".

Windward Avenue: Windward Avenue from Pacific to Ocean Front Walk shall be designated at 85 feet wide and shall remain 85 feet wide from property line to property line with arcades extending into the 85 foot width per Exhibit "C".

The portion of Windward Avenue located between Speedway and Ocean Front Walk shall be designated as pedestrian with a minimum clearance of 28 feet required, allowing access only for emergency vehicles and service vehicles, or accessing on-site parking at properties along this portion of Windward Avenue. Vehicular access to this property shall be allowed along this portion of Windward Avenue only within 50 feet from western property line along Speedway.

3. ARCADE DESIGN:

Arcade Design and Column Locations: New arcades shall be consistent in detail and proportion to the original ones. (See Exhibits "A" and "B" for location and design of original columns.) This shall include column base, shaft and capital, vault (where applicable) along Windward Avenue, arch details, and cornice and entablature.

Although there is little left of the original cornice and entablature above the arcade arch, except the line of its locations, it is critical that it be consistent from building to building in order to maintain the continuity of the arcade.

The remainder of the facade above the arcade cornice and entablature and the design of the building behind the arcade must observe the City and Venice Community codes and guidelines and should be in keeping with the character and spirit of the original architecture. Proposed height limitations are indicated on Exhibit A.

There is a slight slope to the east-west streets, Market Street, and Windward Avenue, the high point at the Pacific Avenue end and the low point at the Ocean Front Walk end. As a result of this slope, the height of the columns and continuous cornice and entablature, which is level, varies from grade. This variation measures approximately 8'-9" from top of curb to top of column capital at the northwest corner of Windward Avenue and Pacific Avenue and approximately 12'-0" at the northeast corner of Windward Avenue and Ocean Front Walk. Projects shall conform to the slope variation.

Property Owners shall be responsible for having a licensed surveyor ensure that the cornice, entablature and column capitals align with this slope.

Column Spacing Along Street: On Windward, existing column spacing ranges from 11'-5" on center to 12'-5" on center. New column spacing shall fall within this range. On Market Street, existing column spacing ranges from 9'-10 1/2" on center to 14'-7 1/2" on center. New column spacing shall fall within this range. On Ocean Front Walk, new columns shall be spaced within the same range as for Windward Avenue.

Arch Height Along Windward Avenue: Arches measure approximately 5'-0" high from top of column capital to bottom of arch. This height shall be maintained in new arcades. (See Exhibit "B".)

Column Design: Base is an octagon measuring 2'-1" from one side to the opposite and is approximately 1'-3" tall. Column shaft diameter at bottom is 1'-6" and tapers per Exhibit "B". Capital is a custom "Corinthian" style measuring 23" high, which shall match existing column capitals.

Deviations from Column Spacing Standards and Arch Heights: Deviations from column spacing standards or arch heights are permitted for the following reasons and/or at the following locations:

- o Along Market Street and Windward Avenue: Column spacing and/or arch height may be altered for vehicular parking access into a building. The height of the arch, however, cannot go higher than the bottom of the entablature. No more than three column bays shall be allowed to deviate from the standard along Market Street and Windward Avenue. Department of Transportation must approve vehicular access to all projects in addition to these guidelines.
- o Along Ocean Front Walk: Portions of the new arcade location may be deleted along Ocean Front Walk only. These deleted arcade portions cannot exceed 25% of the total length of the project along Ocean Front Walk. No projections other than those allowed by applicable code will be permitted over the portion of the property line where the arcade has been deleted.

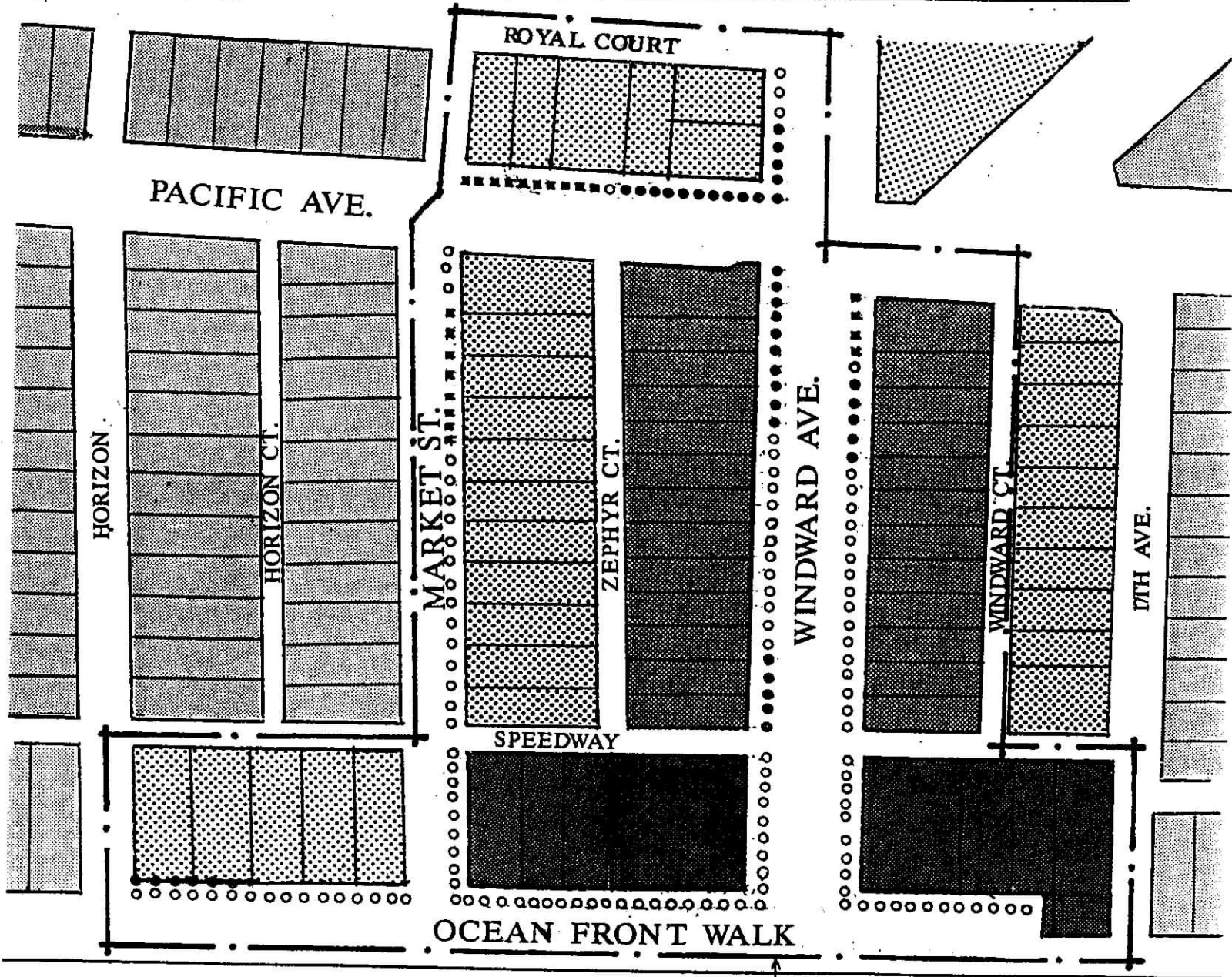
4. ARCADE PRESERVATION:

No demolition of any of the existing arcades shall be permitted unless it has been determined to be structurally unsafe and economically more feasible to replicate the existing arcade with a new "replacement" arcade. Remodeling of existing arcaded buildings or additions above or behind the arcades are permitted as long as they are consistent with all other guidelines within this section as well as other applicable City and Community guidelines for new construction, additions, and remodels. The existing arcades themselves must either be kept as they are or restored to this section's guidelines.

5. ALLOWABLE BUILDING HEIGHT AND FLOOR AREA RATIO (F.A.R.) DENSITY:

As per Exhibit "A", there is a scaled height limit in this area of Venice which allows a transition from the lower maximum allowable height limits in the rest of Venice to a maximum allowable height along Windward Avenue between Pacific Avenue and Ocean Front Walk. The Floor Area Ratio is determined by lot size within property lines at ground level. Therefore, air, subterranean, and column vacation areas shall not be permitted to enter into the F.A.R. calculations.

VENICE HISTORICAL ARCADE AREA



HISTORICAL ARCADE
AREA BOUNDARY

LEGEND



EXISTING ARCADE



NEW ARCADE



LOW ZONE - building height as defined
by other sections
of this document



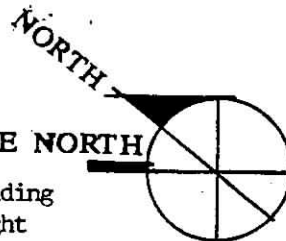
MEDIUM ZONE - 30 feet - 45 feet - building
height



HIGH ZONE - 45 feet - 52 feet - building height plus:



EXISTING NON-CONFORMING ARCADE

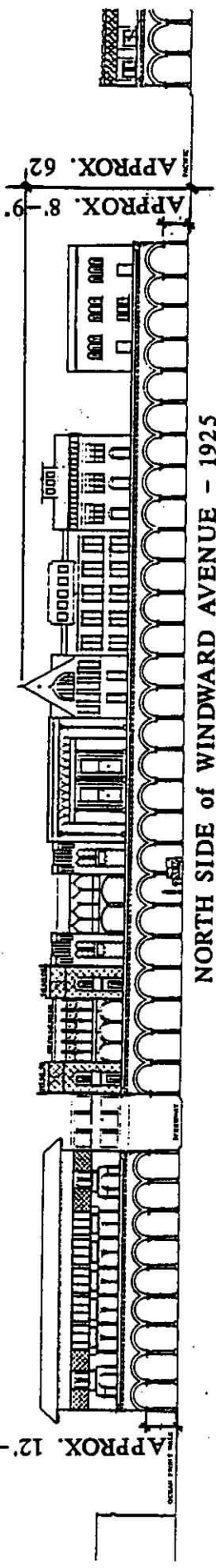


(10 feet maximum to top of: sloped roofs, towers, decorative parapets, gables & cornices, provided they comprise no more than 25% of total lot area and no more than 50% across length of each elevation.)

EXHIBIT "A"

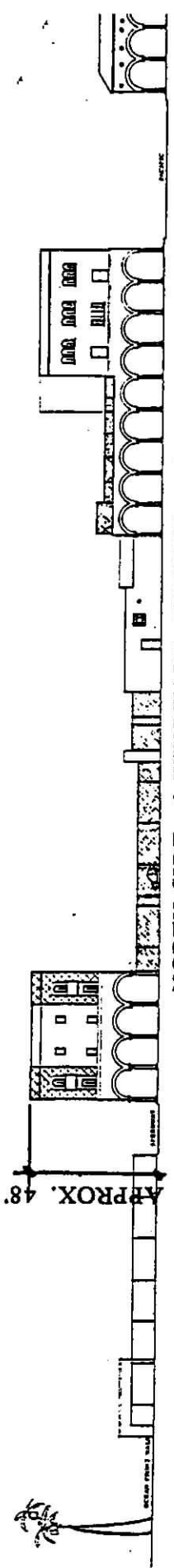
HISTORICAL ARCADE DESIGN

APPROX. 12'-0"

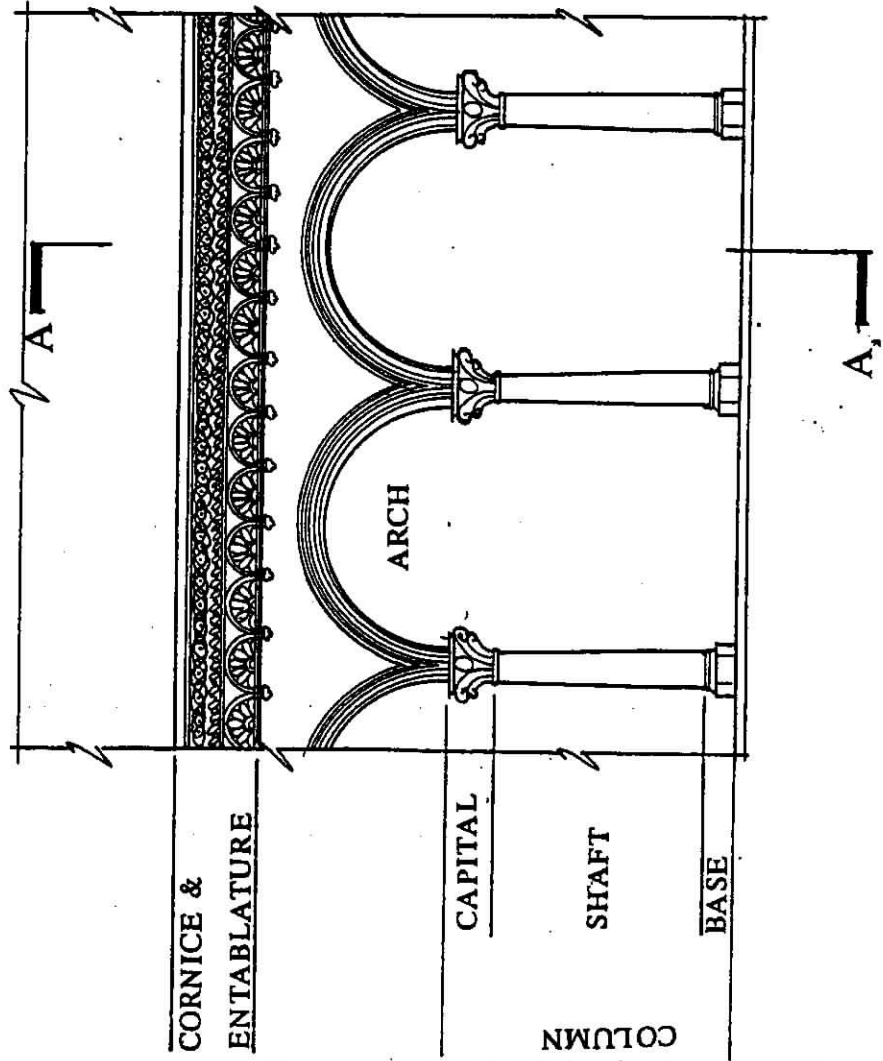


NORTH SIDE OF WINDWARD AVENUE - 1925

APPROX. 48'



NORTH SIDE OF WINDWARD AVENUE - 1990



CORNICE &
ENTABLATURE

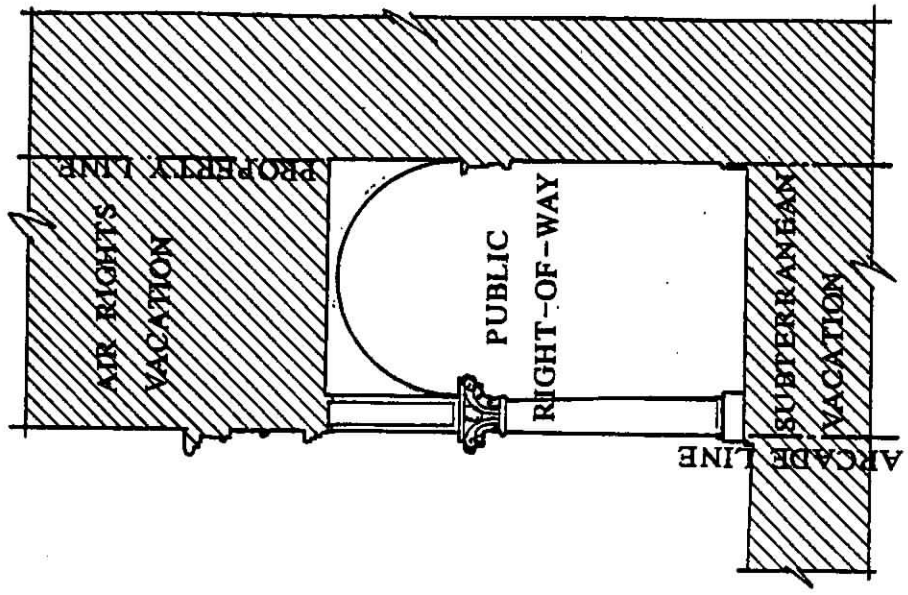
ARCH

CAPITAL

SHAFT

BASE

COLUMN

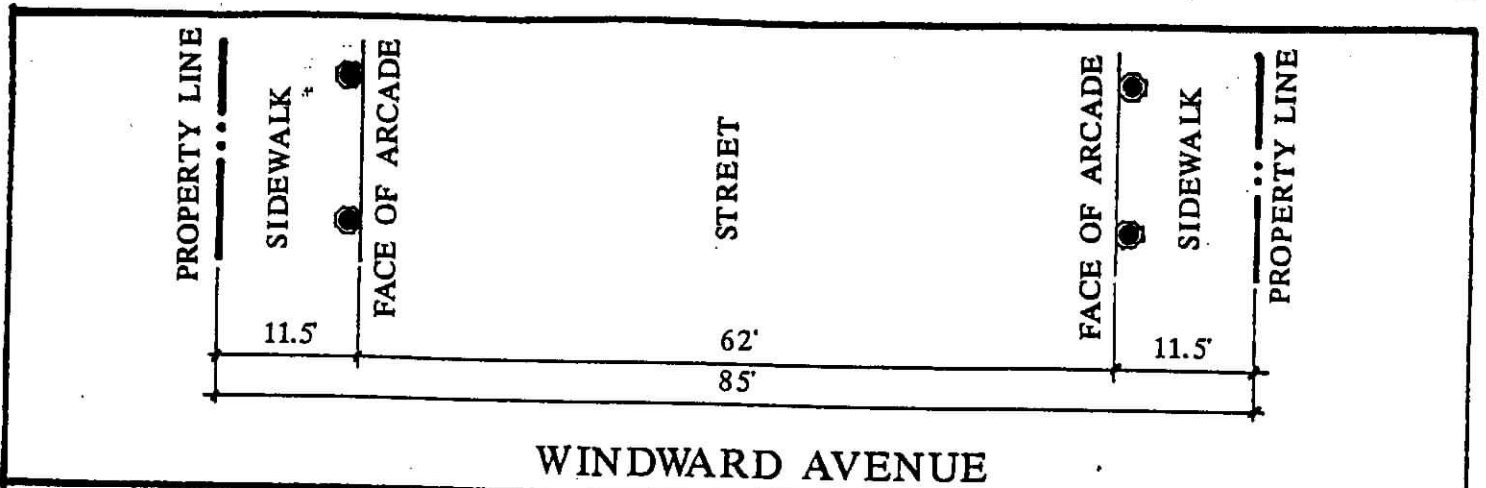


ARCADE ELEVATION

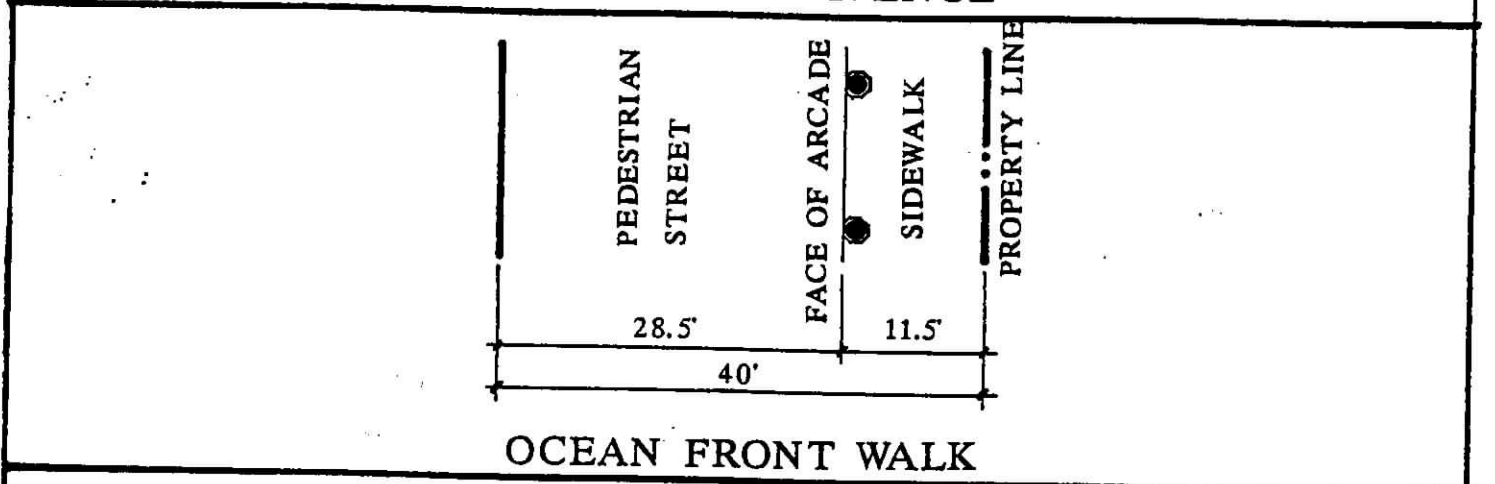
EXHIBIT "B"

ARCADE SECTION A-A

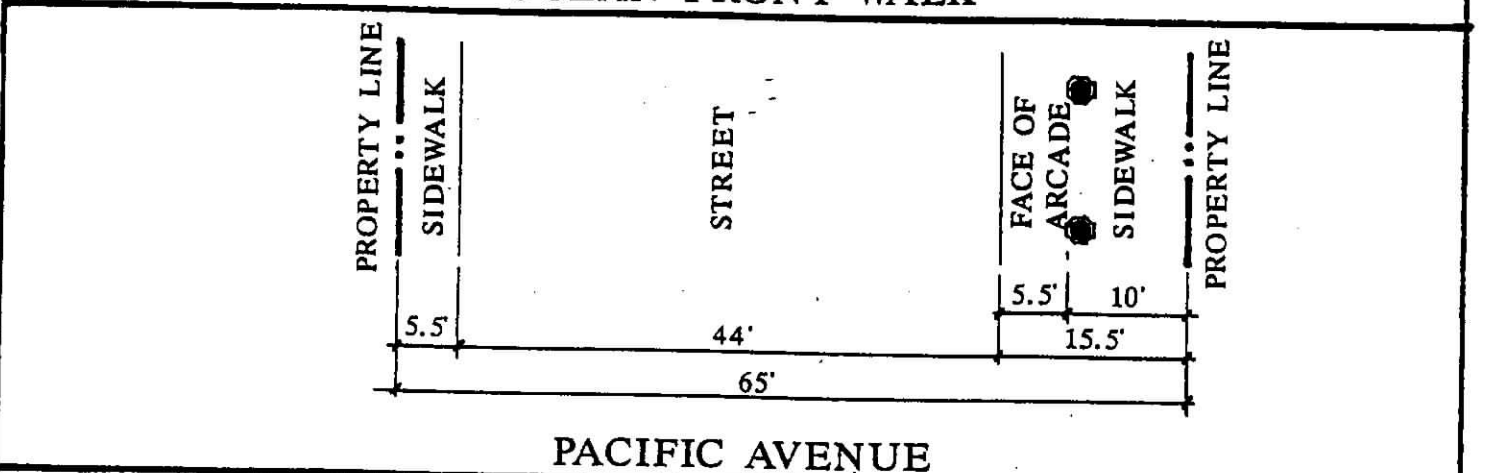
ARCADE STREET WIDTHS & DESIGNATIONS



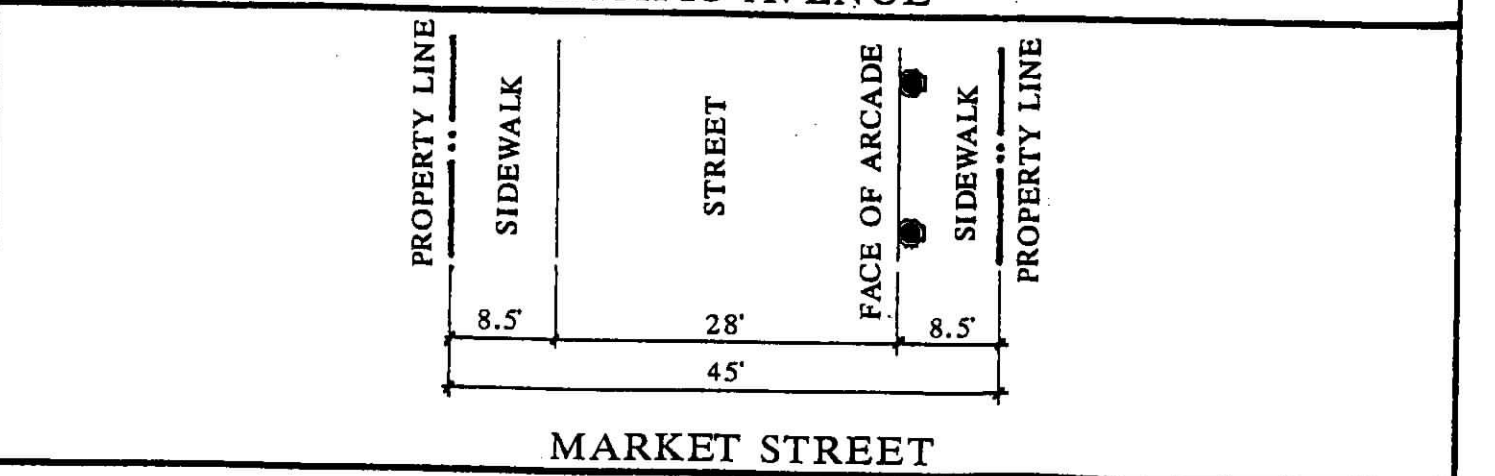
WINDWARD AVENUE



OCEAN FRONT WALK



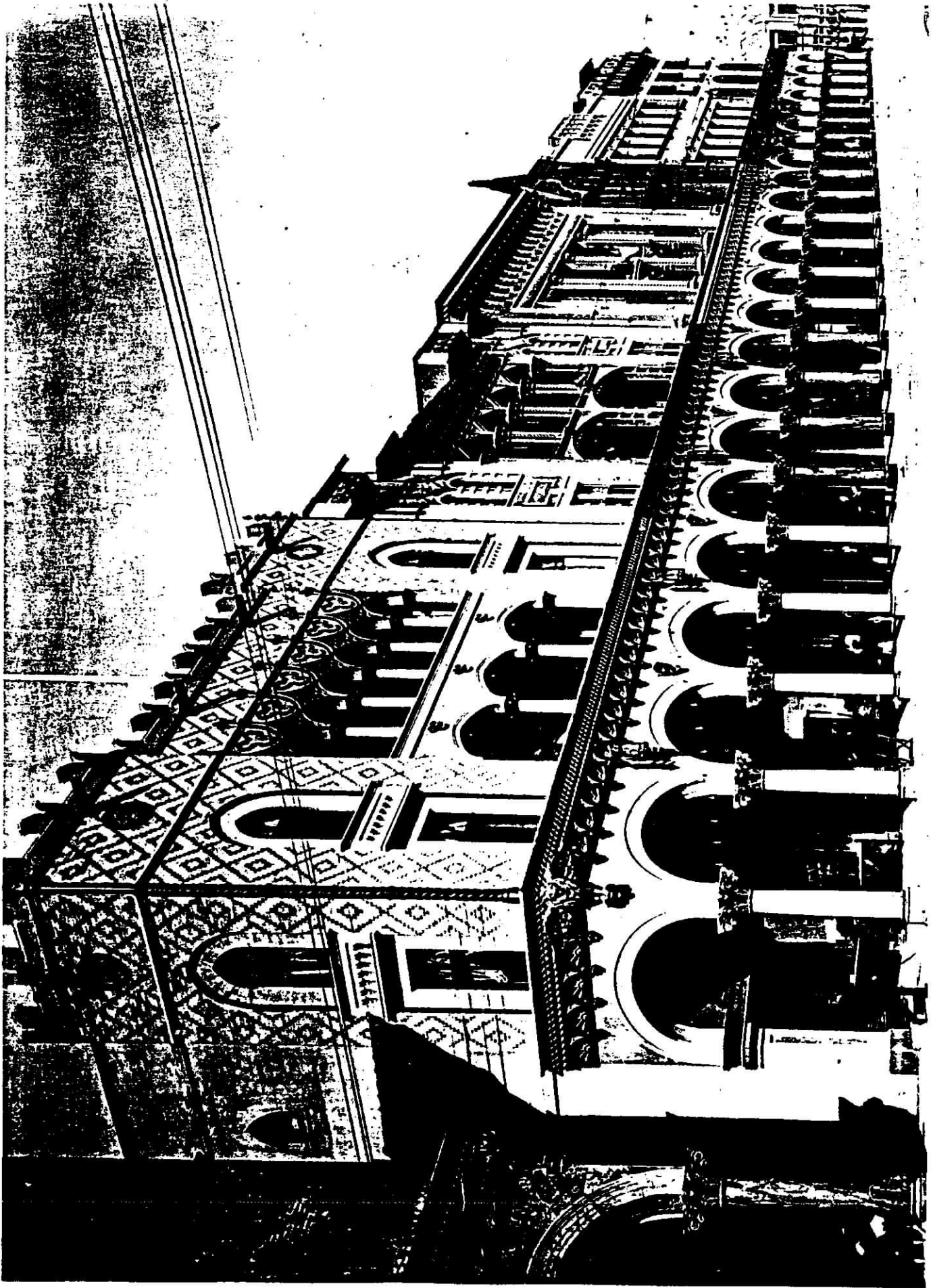
PACIFIC AVENUE



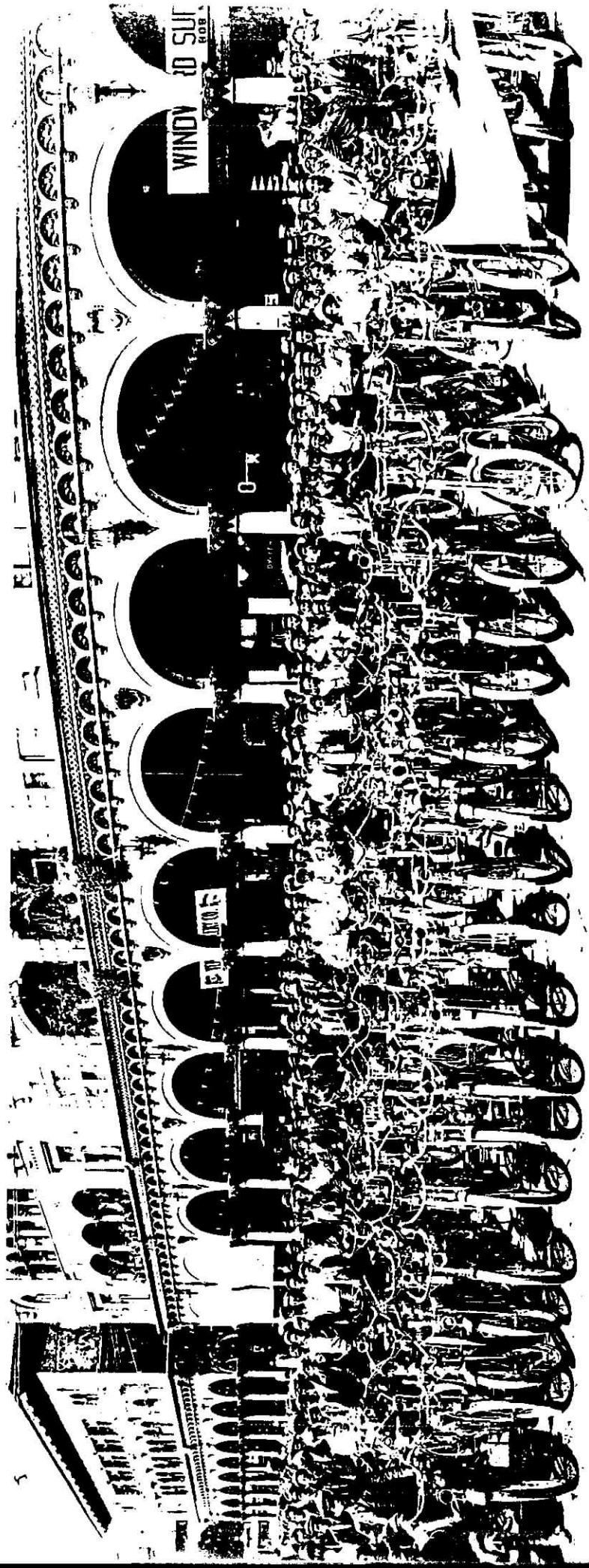
MARKET STREET

Dimensions indicated above are approximate based on field measurements and may vary slightly along street.

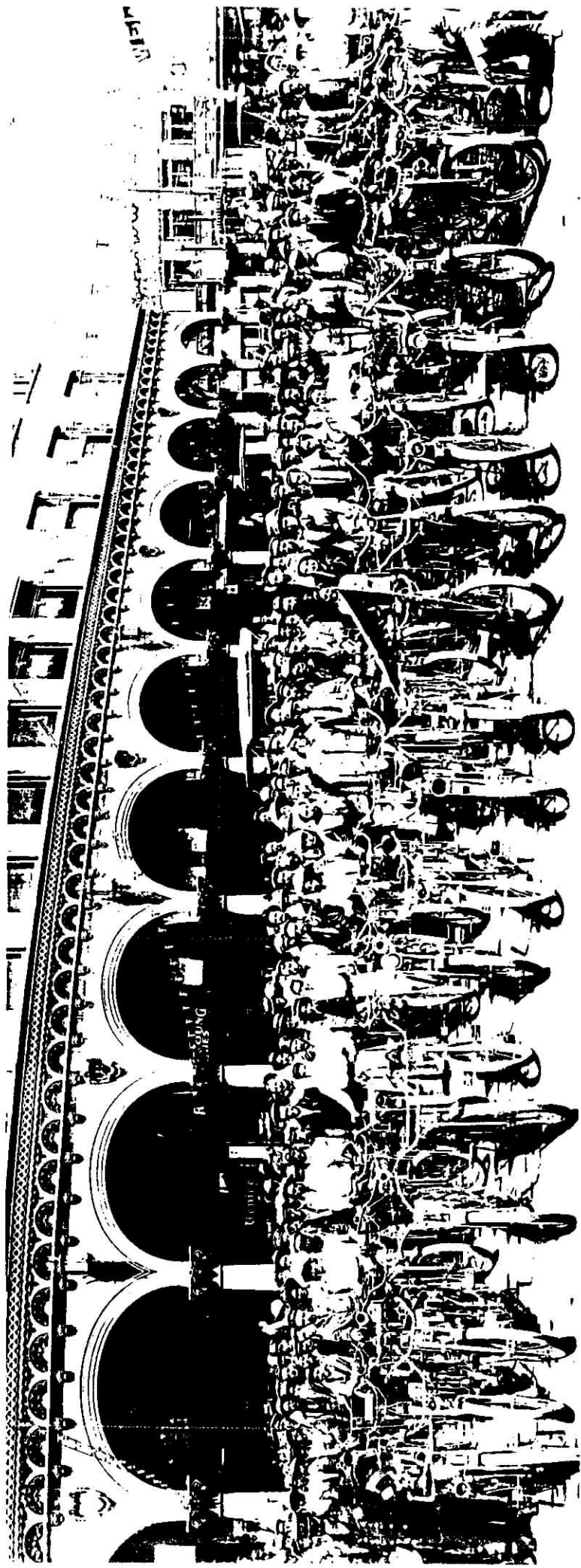
EXHIBIT "C"

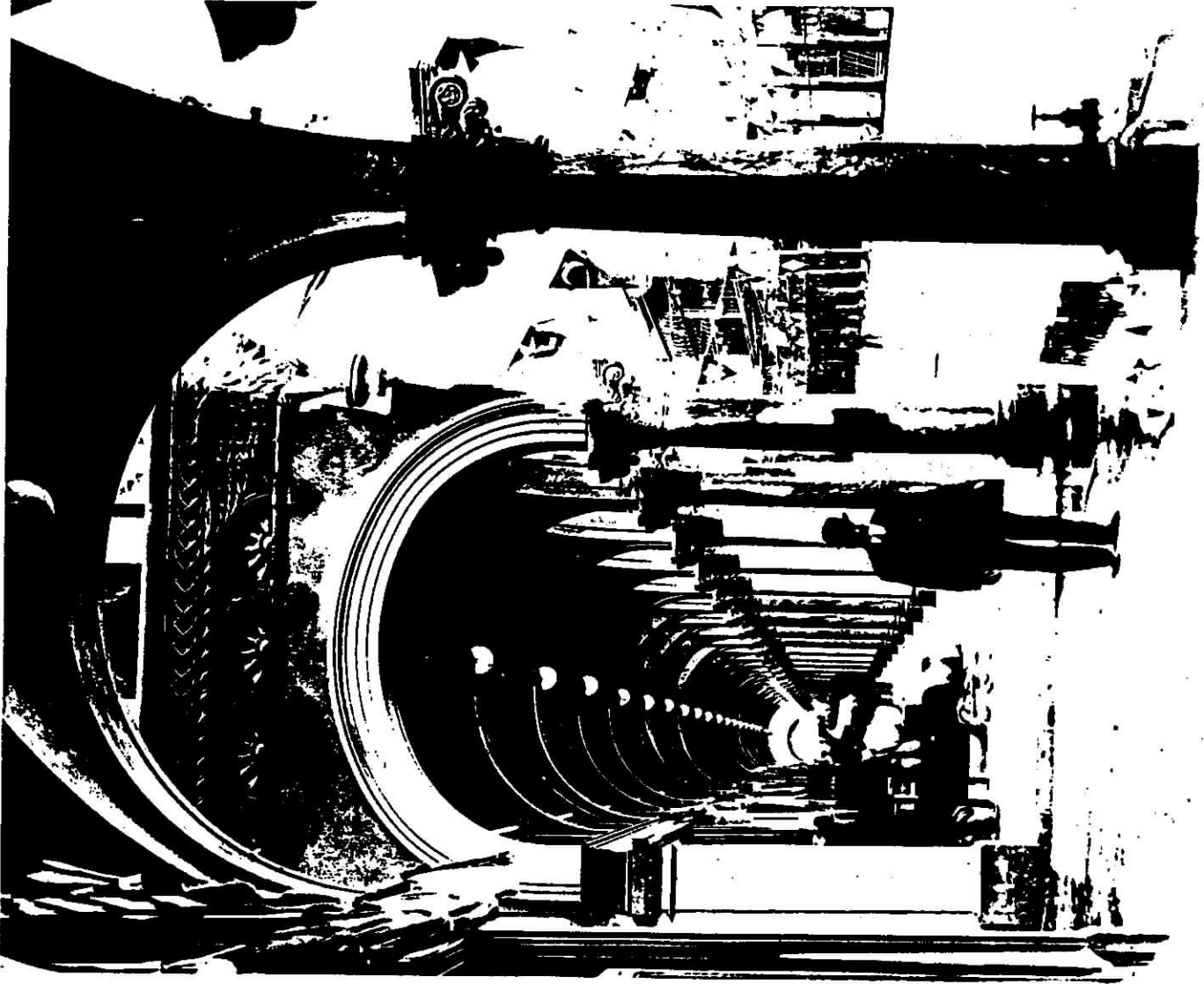


WINDWARD AVE. - CIRCA 1925

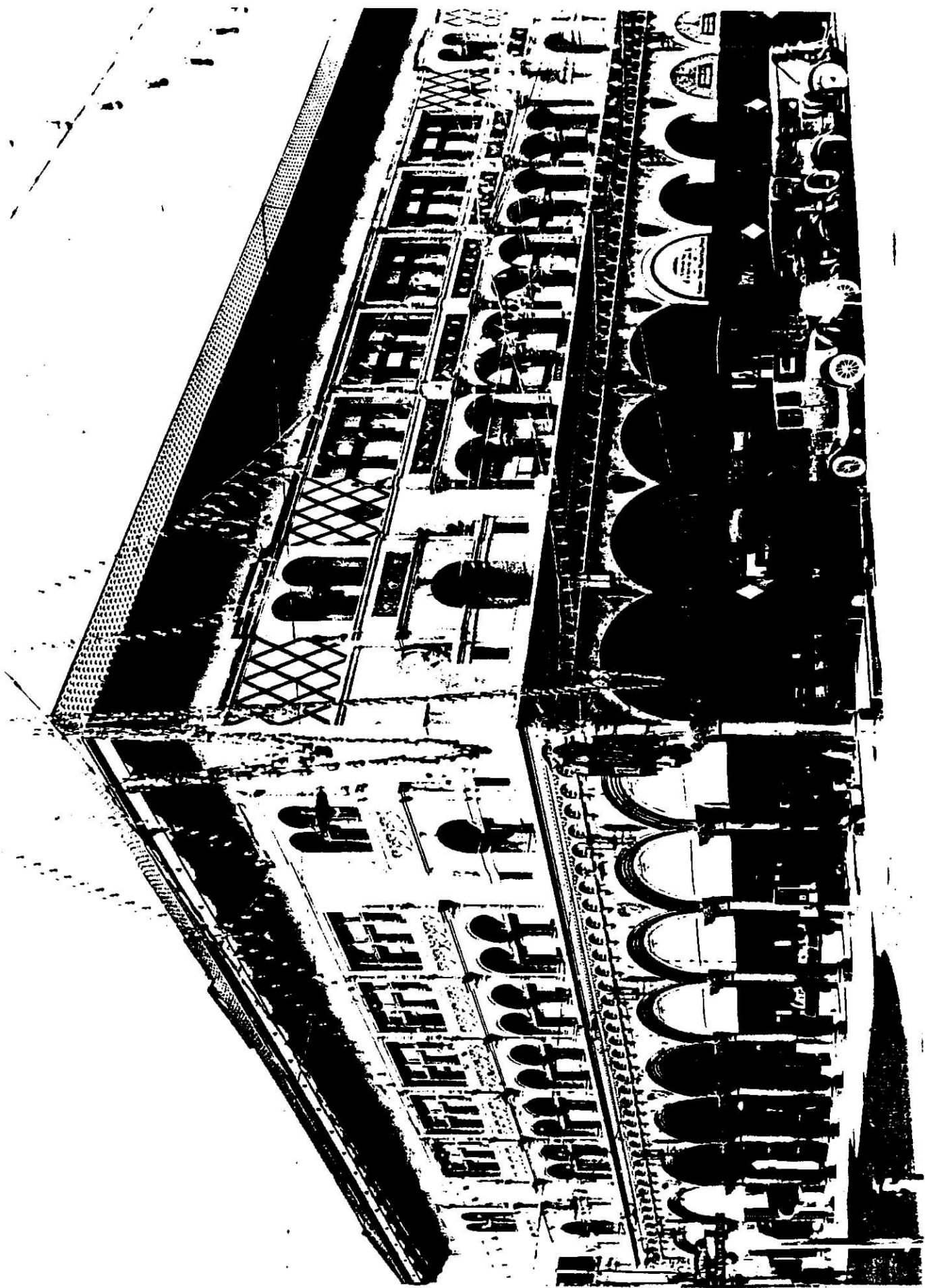


WINDWARD AVENUE ARCADE - 1905





WINDWARD ARCADE - CIRCA 1905



ST. MARKS HOTEL ON NORTHEAST CORNER OF
WINDWARD AVE. & OCEAN FRONT WALK - 1905